

MINUTES

STATE BUILDING COMMISSION MEETING

NOVEMBER 9, 2006

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:21 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
11:23 a.m.	Department of Correction	Commissioner George Little
11:26 a.m.	University of Tennessee	Assistant Vice President Alvin Payne
11:29 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:52 a.m.	Military Department	General David Greer
11:55 a.m.	Department of Finance and Administration	
11:59 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate Jimmy Naifeh, Speaker of the House of Representatives Dave Goetz, Commissioner, Department of Finance and Administration John G. Morgan, Comptroller of the Treasury Dale Sims, State Treasurer Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

Mike Fitts, State Architect

OTHERS PRESENT

Georgia Martin, Dept of Finance and Administration Charles Garrett, Department of Finance and Administration Mark Wood, Secretary of State's Office Connie Hardin, Legislative Budget Office Janie Porter, Attorney General's Office Genie Whitesell, Attorney General's Office Jerry Preston, Tennessee Board of Regents Diane Uhler, Tennessee Board of Regents Tim Stewart, Military Department Keith Brent, Military Department
Dennis Raffield, THEC
George Brummett, Department of Finance and
Administration
Nancy Blevins, Department of Finance and
Administration
Tom Robinson, Department of Correction
Dwight Hensley, Department of Environment and
Conservation
Connie Wallace, AIA TN
Lisa Powers, Hanscomb/Real Property
Administration

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Steve Westerman, Department of Finance and Administration

Claire Drowota, Select Oversight Committee on Correction

Jerry Wooten, Tennessee Historical Commission Alan Robertson, Department of Finance and Administration

Richard Van Norman, Office of Diversity Business Murray Harris, Southwest Tennessee Community College

Kim Allen Chamberlin, Upland Design Group Danny Gibbs, Roane State Community College Ken Beauchamp, Roane State Community College George Criss, University of Tennessee Reb Hizlip, Haizlip Studio Anne Martin, Department of Finance and Administration

Michael Treadway, Community Tectonics Architects

Stewart Shunk, Ameresco, Inc.

Tim Burney, Artech

Vance Travis, TWH Architects

Steve Huskins, Chattanooga State Community College

Tammy Swenson, Chattanooga State Community College

Rob Norcross, Looney Ricks Kiss Architects William Porter, University of Memphis Howard Gleilstien, Fisher & Arnold Nancy Townsend, Legislative Budget Office Dave Thurman, Legislative Budget Office Mike Morrow, Department of Finance and Administration Minutes of Meeting of State Building Commission November 9, 2006 Page 3 of 18

Speaker Jimmy Naifeh called the meeting to order at 11:21 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:21 a.m.

Assistant Commissioner Larry Lance requested action on the following matters.

ROCK ISLAND STATE PARK, WHITE COUNTY, TENNESSEE

Approved a request for a revision in funding from \$885,000.00 to \$979,200.00 (\$94,200.00 increase) of a project for **Sewer Plant Replacement** at Rock Island State Park, White County, and authorization to award a contract to W&O Construction, in the amount of \$846,200.00, based on bids received 26 October 2006.

Revised Estimated Project Cost: \$979,200.00 SBC Project No. 126/087-01-2004

FALL CREEK FALLS STATE PARK, VAN BUREN COUNTY, TENNESSEE

1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$203,800.00 to \$258,500.00 (\$54,700.00 increase) of a project for **Cabin Replacement** at Fall Creek Falls State Park, Van Buren County, Tennessee.

Revised Estimated Project Cost: \$258,500.00 SBC Project No 126/036-01-2006

CARTER HOUSE, FRANKLIN, TENNESSEE

1) Approved a request for a revision in scope of a project for **Visitors Center** at the Carter House in Franklin, Tennessee.

Estimated Project Cost: \$1,250,000.00 SBC Project No. 160/008-01-2006

DEPARTMENT OF CORRECTION

11:23 a.m.

Commissioner George Little requested action on the following matters.

MARK LUTTRELL CORRECTIONAL CENTER, MEMPHIS, TENNESSEE

1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$4,200,000.00 to \$4,350,000.00 (\$150,000.00 increase) of a project for **Air Condition Housing Units** at Mark Luttrell Correctional Center, Memphis, Tennessee.

Revised Estimated Project Cost: \$4,350,000.00 SBC Project No. 140/005-01-2006

2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$1,100,000.00 to \$1,360,000.00 (\$260,000.00 increase) of a project for **Reroof Various Buildings** at Mark Luttrell Correctional Center, Memphis, Tennessee.

Revised Estimated Project Cost: \$1,360,000.00 SBC Project No. 140/005-01-2005

TENNESSEE CORRECTION ACADEMY, TULLAHOMA, TENNESSEE

1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$150,000.00 to \$330,000.00 (\$180,000.00 increase) of a project for **Roof Repair** of three buildings at the Tennessee Correction Academy, Tullahoma, Tennessee.

Revised Estimated Project Cost: \$330,000.00 SBC Project No. 142/009-01-2004

TURNEY CENTER INDUSTRIAL PRISON, ONLY, TENNESSEE

1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$2,450,000.00 to \$3,223,000.00 (\$773,000.00 increase) of a project for **Security Upgrade** at Turney Center Industrial Prison, Only, Tennessee.

Revised Estimated Project Cost: \$3,223,000.00 SBC Project No. 142/005-01-2004

WEST TENNESSEE STATE PENITENTIARY, HENNING, TENNESSEE

1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$4,600,000.00 to \$3,800,000.00 (\$800,000.00 decrease) of a project for **Building Reroofing** at West Tennessee State Penitentiary, Henning, Tennessee.

Revised Estimated Project Cost: \$3,800,000.00 SBC Project No. 142/022-02-2005

NORTHWEST CORRECTIONAL COMPLEX, TIPTONVILLE, TENNESSEE

1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$4,200,000.00 to \$5,000,000.00 (\$800,000.00 increase) of a project for **Building Reroofing** at Northwest Correctional Complex, Tiptonville, Tennessee.

Revised Estimated Project Cost: \$5,000,000.00 SBC Project No. 142/016-02-2005

RIVERBEND MAXIMUM SECURITY, NASHVILLE, TENNESSEE

1) Approved a project and acknowledgment of the source of funding for **Chillers Replacement** at Riverbend Maximum Security Institution, Nashville, and the selection of Smith Seckman Reid to design and supervise the project.

Estimated Project Cost: \$1,000,000.00 SBC Project No. 142/020-02-2006

NORTHEAST CORRECTIONAL COMPLEX, MOUNTAIN CITY, TENNESSEE

1) Approved a project and acknowledgment of the source of funding for **Chillers Replacement** at Northeast Correctional Complex, Mountain City, and the selection of I.C. Thomasson Associates to design and supervise the project.

Estimated Project Cost: \$980,000.00 SBC Project No. 142/024-01-2006

UNIVERSITY OF TENNESSEE

11:26 a.m.

Assistant Vice President Alvin Payne requested action on the following matters.

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

Approved a request for a revision in funding from \$2,845,000.00 to \$3,165,000.00 (\$320,000.00 increase) of a project for **Race / Hooper / Founders Improvements** at University of Tennessee at Chattanooga, and authorization to award a contract to J & J Constructors, Inc., in the amount of \$1,313,250.00, which includes the base bid and three alternates, in accordance with bids received October 12, 2006.

Revised Estimated Project Cost: \$3,165,000.00 SBC Project No. 540/005-04-2000

2) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,300,000.00 to \$1,400,000.00 (\$100,000.00 increase) of a project for **Roof Replacements** at the University of Tennessee at Chattanooga, Tennessee.

Revised Estimated Project Cost: \$1,400,000.00 SBC Project No. 540/005-04-2005

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

1) Approved a project and acknowledgment of the source of funding for **Recreation / Wellness Facility** at the University of Tennessee at Martin, and the selection of Fleming Associates Architects / Lyle Cook Martin Architects, a joint venture, to design and supervise the project.

Estimated Project Cost: \$16,500,000.00 SBC Project No. 540/011-05-2006

2) Approved a project and acknowledgment of the source of funding for **Master Plan Update** at the University of Tennessee at Martin, and the selection of Fowlkes Associates Architects to design and supervise the project.

Estimated Project Cost: \$75,000.00 SBC Project No. 540/011-06-2006

UNIVERSITY OF TENNESSEE HEALTH SCIENCE CENTER, MEMPHIS, TENNESSEE

Approved a request for a revision in funding from \$150,000.00 to \$200,000.00 (\$50,000.00 increase) of a project for **Sprinkler Piping Bracing** at the Jackson Family Practice Center, Jackson, and authorization to award a contract to Allen Searcy Builder-Contractor, Inc., in the amount of \$164,200.00, based on bids received September 26, 2006.

Revised Estimated Project Cost: \$200,000.00 SBC Project No. 540/013-03-2005

DISCUSSION OF BIDS

1) University of Tennessee Knoxville

(Thompson-Boling Arena Improvements) SBC Project No. 540/009-22-2005

Bid date: 07 November 2006

SBC Action: Referred to Subcommittee with authority to act

TENNESSEE BOARD OF REGENTS

11:29 a.m.

Chancellor Charles Manning requested action on the following matters.

Austin Peay State University, Clarksville, Tennessee

Chancellor Manning presented a request for approval of a revision in estimated project cost and funding from \$11,147,000.00 to \$11,297,000.00 (a \$150,000.00 increase), and acknowledgement of source of funding for **New Residential Apartment Complex** at Austin Peay State University in Clarksville, Tennessee. Treasurer Sims asked if the increase would be funded from auxiliary funds. Chancellor Manning responded that they could do it with auxiliary funds, although the funds are extremely tight. He said it has been a long-held practice that, if there isn't sufficient funding, they could then look to other auxiliary reserves. He said it is important to this project to make sure they can finish it and do it right. After discussion, the request was approved, contingent upon utilizing auxiliary funding with the understanding that current capital maintenance funds would only be used if auxiliary funds were not available.

Revised Estimated Project Cost:

\$11,297,000.00

SBC Project No.

166/003-02-2001

Tennessee State University, Nashville, Tennessee

1) Approved a project and acknowledgment of source of funding for Housing Fire Safety Upgrades at Tennessee State University in Nashville, and the selection of Kurzynske & Associates to design and supervise the project.

Estimated Project Cost:

\$1,100,000.00

SBC Project No.

166/001-04-2006

Tennessee Technological University, Cookeville, Tennessee

1) Approved a project and acknowledgment of source of funding for Hooper Eblen Center Basketball Offices at Tennessee Technological University in Cookeville, and the selection of Stamps Design Group to design and supervise the project.

Estimated Project Cost:

\$1,000,000.00

SBC Project No.

166/011-07-2006

Pellissippi State Community College, Knoxville, Tennessee

Approved a request to cancel a project for Magnolia Campus Systems Update at Pellissippi State Community College in Knoxville, Tennessee.

Estimated Project Cost: \$440,000.00

SBC Project No. 166/032-01-2006

Statewide

Approved a request for a revision in funding from \$15,332,000.00 to \$17,062,000.00 (a \$1,730,000.00 increase) and acknowledgement of source of funding for **Performance Contracting** at Pellissippi State Technical Community College in Knoxville, Tennessee.

Estimated Project Cost: \$60,000,000.00

SBC Project No. 166/000-01-2002

University of Memphis, Memphis, Tennessee

Approved a request for a revision in estimated project cost from \$42,300,000.00 to \$45,900,000.00 (a \$3,600,000.00 increase), and allocation in funding for **University Center Replacement** at University of Memphis in Memphis, and approval of the Early Design Phase as presented by the joint venture of Fisher & Arnold/Haizlip Studio.

Revised Estimated Project Cost: \$45,900,000.00

SBC Project No. 166/007-08-2002

Chattanooga State Technical Community College, Chattanooga

Approved a request for a revision in scope, estimated project cost, and funding from \$28,560,000.00 to \$29,560,000.00 (a \$1,000,000.00 increase), acknowledgement of source of funding, and approval of the Early Design Phase of the project for **Allied Health Facilities Improvements** at Chattanooga State Technical Community College in Chattanooga, as presented by the joint venture of Artech Design Group / TWH Architects.

Revised Estimated Project Cost: \$29,560,000.00

SBC Project No. 166/012-03-2005

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Roane State Community College, Harriman, Tennessee

Approved a request for a revision in scope, estimated project cost, and funding from \$1,800,000.00 to \$1,250,000.00.00 (a \$550,000.00 decrease), acknowledgement of source of funding, and approval of the Early Design Phase for **Morgan County Higher Education Center** at Roane State Community College in Harriman, as presented by Upland Design Group, Inc.

Revised Estimated Project Cost: SBC Project No. 166/027-02-2006 \$1,250,000.00

Southwest Tennessee Community College, Memphis, Tennessee

1) Approved the Early Design Phase of a project for **New Macon Cove Academic Building** at Southwest Tennessee Community College in Memphis, as presented by the joint venture of Looney Ricks Kiss / Fisher Arnold.

Estimated Project Cost: SBC Project No. 166/033-04-2005

\$21,700,000.00

MILITARY DEPARTMENT

11:52 a.m.

General David Greer requested action on the following matters.

JAMESTOWN AND SWEETWATER READINESS CENTERS

1) Approved a request for a revision in funding from \$570,000.00 to \$571,000.00 (\$1,000.00 increase) of a project for **Reroof Readiness Centers** at Jamestown and Sweetwater.

Revised Estimated Project Cost: \$571,000.00 SBC Project No. 361/000-03-2006

ALAMO, MCKENZIE, AND UNION CITY READINESS CENTERS

1) Approved a request for a revision in funding from \$1,040,000.00 to \$1,041,000.00 (\$1,000.00 increase) of a project for **Reroof Readiness Centers** at Alamo, McKenzie, and Union City.

Revised Estimated Project Cost: \$1,041,000.00 SBC Project No. 361/000-04-2006

MCMINNVILLE READINESS CENTER

1) Approved a request for a revision in funding from \$380,000.00 to \$381,000.00 (\$1,000.00 increase) of a project for **Readiness Center Update** at McMinnville, Tennessee.

Revised Estimated Project Cost: \$381,000.00 SBC Project No . 361/058-01-2006

CENTERVILLE READINESS CENTER

1) Approved a request for a revision in funding from \$590,000.00 to \$591,000.00 (\$1,000.00 increase) of a project for **Readiness Center Update** at Centerville, Tennessee.

Revised Estimated Project Cost: \$591,000.00 SBC Project No. 361/009-01-2006

MORRISTOWN & NEWPORT READINESS CENTERS

1) Approved a request for a revision in funding from \$340,000.00 to \$341,000.00 (\$1,000.00 increase) of a project for **Reroof Readiness Centers** at Morristown & Newport.

Revised Estimated Project Cost: \$341,000.00 SBC Project No. 361/000-01-2005

ROCKWOOD READINESS CENTER

1) Approved a request for a revision in funding from \$450,000.00 to \$451,000.00 (\$1,000.00 increase) of a project for **Readiness Center Update** at Rockwood, Tennessee.

Revised Estimated Project Cost: \$451,000.00 SBC Project No. 361/078-01-2006

DAYTON & CHATTANOOGA READINESS CENTERS

1) Approved a request for a revision in funding from \$380,000.00 to \$381,000.00 (\$1,000.00 increase) of a project for **Reroof Readiness Centers** at Dayton and Chattanooga.

Revised Estimated Project Cost: \$381,000.00 SBC Project No. 361/000-02-2005

CENTERVILLE - PULASKI - GALLATIN READINESS CENTERS

1) Approved a request for a revision in funding from \$930,000.00 to \$931,000.00 (\$1,000.00 increase) of a project for **Reroof Readiness Centers** at Centerville, Pulaski and Gallatin.

Revised Estimated Project Cost: \$931,000.00 SBC Project No. 361/000-05-2006

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

1) Approved a project for **Security Fencing Improvements** at Houston Barracks, Nashville, with work to be accomplished in-house.

Estimated Project Cost: \$300,000.00 SBC Project No. \$361/067-02-2006 Minutes of Meeting of State Building Commission November 9, 2006 Page 13 of 18

BRISTOL READINESS CENTER

1) Approved a request for a revision in funding from \$270,000.00 to \$540,000.00 (\$270,000.00 increase) of a project for **HVAC Replacement / Building Systems Repairs** at Bristol Readiness Center.

Revised Estimated Project Cost: \$540,000.00 SBC Project No. 361/005-01-2003

MORRISTOWN READINESS CENTER

1) Approved a request for a revision in funding from \$260,000.00 to \$520,000.00 (\$260,000.00 increase) of a project for **HVAC Replacement / Roof & Interior Renovations** at Morristown Readiness Center.

Revised Estimated Project Cost: \$520,000.00 SBC Project No. 361/063-01-2003

DEPARTMENT OF FINANCE AND ADMINISTRATION

11:55 a.m.

DATA CENTER, NASHVILLE, TENNESSEE

1) Approved a request for a revision in funding from \$888,000.00 to \$1,031,000.00 (\$143,000.00 increase) of a project for **UPS System Replacement** at the Data Center, and authorization to award a contract to Wolfe & Travis, in the amount of \$864,686.00, based on bids received 31 October 2006.

Revised Estimated Project Cost: \$1,031,000.00 SBC Project No. 529/031-01-2006

STATEWIDE

Mr. Fitts passed out a revised request to increase funding in the amount of \$2,470,892, in lieu of the original request for a \$2,762,000 increase, of a project for **Management Assistance**, statewide. Secretary Darnell asked Commissioner Goetz to explain the revision. Commissioner Goetz responded that they have all tried to work with this to outline the situation and limit cost. He said they need to bring more people on as State staff rather than relying on contract people. He said they have an increasing number of contracts that they have to oversee in this area and added that some are very complex and, due to their size, they believe this is good protection. Secretary Darnell noted that the original recommendation was to hire four additional at Morgan County prison, but this was for two. Commissioner Goetz discussed the staffing proposed for the Memphis Mental Health project. Charles Garrett stated that they plan on reducing the staff at the Memphis Mental Health Institute and to move the program manager when they bring the Bolivar project forward. He said they have been working with Mental Health to get the Bolivar project within budget. He said he thought that they had it contained as it had become a victim of scope creep.

Secretary Darnell made a motion to approve the request; Commissioner Goetz seconded the motion. Speaker Naifeh said he would like to amend the motion to send it back to the Subcommittee. He said he was not ready to vote, and that he was not comfortable with it. Secretary Darnell amended his original motion to move that it go to the Subcommittee with authority to act. After discussion, the motion was approved with Speaker Naifeh declining to vote.

SBC Project No. 529/000-09-2003

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

1) Approved the Minutes of the State Building Commission meeting held on October 12, 2006.

BY-LAWS, POLICY AND PROCEDURES OF THE STATE BUILDING COMMISSION

1) Approved the following revisions in bold under Paragraph 2(B) of Attachment 4 of the *SBC By-laws, Policy & Procedures* with regard to TWRA's Procedure for Crop Leases:

2. ADVERTISEMENT

- A. Land without legal access does not have to be advertised.
- B. All other land to be crop leased will be advertised at least two (2) times in a two-week period in a local publication.
 - (1) All bids will be sealed and not opened until the advertised bid opening date.
 - (2) The terms, conditions, **sealed** bid opening date and person to contact for further information is to appear in the advertisement.
 - (3) Sealed bid opening to be no sooner than ten (10) days from the last advertisement excluding Saturdays, Sundays and holidays.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1) Paris Landing State Park

(Marina Upgrades)

Change Order No.

Change Order Amount: \$148,608.00 Change Order Percent: 10.47 Cumulative Percent 11.92

SBC Project No. 126/075-01-2004

2) Woodland Hills Youth Development Center

(Maintenance & Repairs)

Change Order No. 6

Change Order Amount: \$29,663.37 Change Order Percent: 13.6 Cumulative Percent 105.2

SBC Project No. 144/002-01-2005

3) Statewide

(CFC Chiller Replacements)

Change Order No. 6

Change Order Amount: \$34,429.55 Change Order Percent: 3.85 Cumulative Percent 14.52

SBC Project No. 166/000-02-2001

4) Austin Peay State University

(Athletic Facilities Improvements)
Change Order No. 2
Change Order Amount: \$670.61
Change Order Percent: .27
Cumulative Percent 14.57

SBC Project No. 166/003-07-2004

5) East Tennessee State University

(Fire alarm System Update)

Change Order No. 2

Change Order Amount: \$14,031.82 Change Order Percent: 6.29 Cumulative Percent 24.06

SBC Project No. 166/005-02-2003

6) University of Memphis

(Wilder Tower Upper Floor Build-out) Change Order No. 3

Change Order Amount: \$1,444.45 Change Order Percent: .46 Cumulative Percent 13.20

SBC Project No. 166/007-12-2005

7) University of Memphis

(Wilder Tower Upper Floor Build-out) Change Order No. 4

Change Order Amount: \$8,456.51 Change Order Percent: 2.67 Cumulative Percent 15.87

SBC Project No. 166/007-12-2005

8) University of Tennessee Knoxville

(Hessler Biology Bldg Renovation)
Change Order No.

Change Order No. 30
Change Order Amount: \$600,000.00

Change Order Percent: 3.7

Cumulative Percent 17.2 SBC Project No. 540/009-03-1996

SUB-COMMITTEE REPORT

1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on September 25, 2006.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended by the Subcommittee:

1) Riverbend Maximum Security Institution

(Chillers Replacement)

Estimated Project Cost: \$1,000,000.00 SBC Project No. 142/020-02-2006 Designer: SMITH SECKMAN REID

2) Northeast Correctional Complex

(Chillers Replacement)

Estimated Project Cost: \$980,000.00 SBC Project No. \$980,000.00

Designer: I.C. THOMASSON

3) University of Tennessee at Martin

(Recreation / Wellness Facility)

Estimated Project Cost: \$16,500,000.00 SBC Project No. \$40/011-05-2006

Designer: FLEMING ASSOCIATES

ARCHITECTS / LYLE COOK MARTIN ARCHITECTS, A JOINT VENTURE 4) University of Tennessee at Martin

(Master Plan Update)

Estimated Project Cost: \$75,000.00
SBC Project No. 540/011-06-2006

Designer: FOWLKES ASSOCIATES

ARCHITECTS

5) University of Tennessee Knoxville

(Milan Research & Educ Ctr Office Building)
Estimated Project Cost: \$550,000.00
SBC Project No. 540/009-11-2006
Designer: Change design firm name from

"ANDERSON VAUGHAN
ARCHITECTS" to "VAUGHAN
ASSOCIATES ARCHITECTS"

6) Tennessee State University

(Housing Fire Safety Upgrades)

Estimated Project Cost: \$1,100,000.00 SBC Project No. 166/001-04-2006 Designer: KURZYNSKE & ASSOCIATES

7) Tennessee Technological University

(Hooper Eblen Center Basketball Offices)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/011-07-2006
Designer: STAMPS DESIGN GROUP

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Approved by:

M.D. Goetz, Jr., Commissioner Department of Finance and Administration